

DOWNTOWN NORTH QUARTERLY BROWNFIELDS NEWSLETTER

SUMMARY

Welcome!

We are happy to bring you the Downtown North Quarterly Brownfields Newsletter. This publication will help keep local residents and other interested parties up to date on Brownfields redevelopment activities in Downtown North. Hard copies will be available for review at the *Lawson McGhee Library*. An online version is available at www.cityofknoxville.org/downtownnorth/brownfield.asp

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In this Third Edition of the Newsletter, we will review the City's progress during the last three months to address brownfields redevelopment in the Downtown North Neighborhood. The information presented in this issue is a summary of activities that was presented during the Project Team Meeting held at St. John's Lutheran Church at 4 p.m. on May 2nd. After reviewing this newsletter, please call the City of Knoxville's Office of Redevelopment if you have any questions or comments. And remember, our next Project Team Meeting is August 1st.

CURRENT PHASE I ENVIRONMENTAL SITE ASSESSMENTS

S&ME, the City's environmental consultant managing the project, has performed the following 3 Phase I ESAs during the previous quarter:

Former Auto Sales and Service Property -835 N. Central Street
Former Southern Linen Property-1013 N. Central Street
Former Historic Knoxville High Property-101 E. Fifth Ave

Former Auto Sales and Service Property

On-Site Findings

- An underground storage tank (UST) fill port and vent pipe were observed on the south side of the building. According to historical records reviewed, UST dates back to 1950's.
- The amount of materials stored in the building prevented the observation of all parts of the facility. The historic uses of the property include an auto repair facility.

Off-Site Findings

- Historical records identified dry cleaners and auto repair facilities on surrounding properties to the north, south, and east of the subject property back to the 1920's.
- Forty-three off-site facilities within the American Society for Testing & Materials (ASTM) minimum search distances were identified on the databases reviewed. Three regulated facilities, Knox-Tenn Rentals, Safety Kleen, and Paramount/ U-li-ka Cleaners are located at elevations higher than the subject property.

Phase II ESA Opportunities

- Assess soil and groundwater in near vicinity of historical UST and automobile service areas;
- Address potential vapor intrusion concerns by performing soil and sub-slab gas sampling as well as ambient air testing;
- Perform asbestos and lead-based paint inspections.

Former Southern Linen Property

On-Site Findings

- The subject property had been occupied by a linen service from 1948 until 1961. Information concerning cleaning operations, including the possible use of dry cleaning chemicals, was not available.
- On-site observations identified the location of either an existing or former UST. The current prop-



erty owner indicated that he was told the UST has been removed.

Off-Site Findings

- Fourteen off-site facilities within the ASTM minimum search distances were identified on the databases reviewed. The fourteen off-site facilities are located far enough from the subject property and at lower elevations that they are not considered recognized environmental conditions (RECs) in connection with the subject property.

Phase II ESA Opportunities

- Assess soil and groundwater in near vicinity of historical UST and in other areas of property utilized for commercial laundry operations;
- Address potential vapor intrusion concerns by performing soil and sub-slab gas sampling as well as ambient air testing;
- Perform asbestos and lead-based paint inspections.

Historic Knoxville High Property

On-Site Findings

- The subject property was identified on the databases reviewed as a Resource Conservation & Recovery Act (RCRA) conditionally exempt small quantity generators (CESQG) and Facility Index System (FINDS) facility. The original RCRA classification is due to the small quantities of chemicals and chemical wastes temporarily stored on the subject property in 1990.
- Evidence of a former above ground storage tank (AST) was observed on the south side of the former Knoxville Fire Station. Visual evidence suggests the former AST was used to fuel an emergency generator.

Off-Site Findings

- Historical records identified one gas station to the south and a dry cleaner to the west in 1950.

Phase II ESA Opportunities

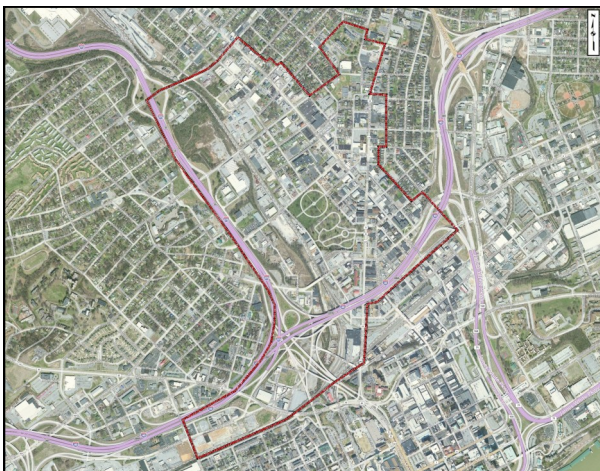
- Assess soil and groundwater in near vicinity of historical AST;
- Perform asbestos and lead-based paint surveys.



2013 BROWNFIELDS CONFERENCE

Staff from both S&ME and the City of Knoxville's Office of Redevelopment attended the Brownfields Conference on May 15-17, which consisted of over 100 educational sessions, mobile workshops, walking tours, and networking sessions. They were among nearly 6,000 stakeholders that attended the event, ranging from state and local officials to attorneys and consultants. The conference centers on educating stakeholders in brownfields redevelopment and clean up, and to share knowledge and success stories about sustainable reuse, community revitalization, economic growth, environmental restoration, and protection of public health. To learn more about the conference and activities that took place, please visit www.brownfieldsconference.org

DOWNTOWN NORTH BROWNFIELDS PROJECT AREA



UPCOMING EVENTS

Project Team Meetings Dates:

August 1st, 2013

November 7th, 2013

Both Project Team Meeting dates are scheduled for 4 p.m. at St. John's Lutheran Church, located at 544 N. Broadway